



Helping *you* move



117 Elm Drive, Market Drayton, TF9 3HA

A beautifully presented, light and spacious Three-Bedroom Semi-Detached House with a Lounge, Snug and Dining Kitchen, with enclosed rear Garden with Summer House and a wide front Drive giving you Parking for 3-4 cars.

Offers In Region Of
£230,000

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3HA

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Overview

Beautifully Presented Three-Bedroom Semi-Detached House

- Entrance Hall, Spacious Lounge with Log Burner
- Modern Dining Kitchen, Utility, Guest WC
- Snug/Garden Room with French doors to the Garden
- Two Double Bedrooms, a good-size Single Room, Bathroom
- Low Maintenance Rear Garden with Summer House
- Council Tax Band - C, Energy Rating - TBC



Brief Description

The accommodation is entered via a welcoming entrance hall and to your left is a spacious lounge featuring a charming log burner that leads through to the modern dining kitchen, with space for your cooker and integrated fridge/freezer and dishwasher, complemented by a useful utility room and guest WC. Off the Kitchen is the snug/garden room which has French doors opening directly onto the rear garden, and the seating area under the covered pergola.

To the first floor are three well-proportioned bedrooms, comprising two generous double bedrooms and a small double bedroom, all served by a family bathroom which has a bath and a separate shower.

Externally, the property benefits from a wide frontage with ample off-road parking for three to four vehicles. The enclosed rear garden has been designed for ease of maintenance and features attractive raised beds together with a substantial summer house.

Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



Your **Local** Property Experts
01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that all mains services and gas central heating are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire

TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane, turn left then right at Nagington's Garage, left on Prospect Road and at the second mini-roundabout bear right on Longslow Road. Immediately turn left on Farcroft Drive, then fourth left on Elm Drive and keep right and the property will be on your right and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Floor Plan To Follow



Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to but, please contact us before viewing the property.



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